

## **ESLO HARDSHIP EXEMPTION APPLICATION**

### ***Description of Request:***

#### ***Project Narrative:***

The project for Mr. & Mrs. Bill Bonnstetter is a two-story addition to their existing two-story residence. The house is on five acres in Carefree Ranch Highlands of north Scottsdale. The addition consists of the following spaces:

Ground Level: Three-car garage adjacent to the existing garage to store Mr. Bonnstetter's auto collection. This is approximately 855 SF.

First Level: Master Suite, including Study, Bathroom and Bedroom. This is approximately 1239 SF

Design parameters require that the floor elevation match the existing floor elevation so that no steps are required from the existing Living Space to the new Master Bed Room. Also, a grade level carport is required, that is obscured from the street as much as possible. Note, that there is an elevator in the existing house. Another consideration, if possible the footprint of the addition should not interfere with the existing septic system.

In 1996, at the time of concept design, the house was situated on the west side of property to allow for an anticipated addition to the house on the east side. The septic tank and septic field were located to allow for this addition. Utility hook-ups are located for ease of access to the proposed addition.

REQUEST: ESLO Hardship exemption to allow a maximum building height to not exceed 30'-0". This is in accordance with the original Feb.19, 1991 Ordinance.

#### ***1. Demonstrated Substantial Hardship that would reduce the ability to use the parcel:***

- A. The proposed addition must be on the same level as the existing house or would not be used by the occupants. Alternatives become not useable and cost prohibitive. Reducing the 9'-0" ceiling height would not meet requirement. Relocating the addition farther north would eliminate the private car court and stretch out the addition to expose all garage doors to the street. The septic tank and septic field would have to be relocated at great additional cost:
- B. The substantial hardship are so great in this case, that if the old height limitation is not approved, the addition will not be completed and the home will not be acceptable to Mr. & Mrs. Bonnstetter's retirement occupancy.

**2. The requested exemption is consistent with the intent and purpose of the ESL Ordinance:**

- A. The design of the existing home and the addition are compatible with the natural beauty of the area. This project is not a steep hillside lot that is highly visible to the City. In fact, the proposed top of roof is EL. 2676 or 12' above the grade of Robert Hunter Drive. (The existing roof high point is EL. 2779.)
- B. Charles B. MacDonald Drive is over 200' away. The nearest residence to the east is over 600' away. To the west, the addition is over 200' from the property line.
- C. This addition will blend in naturally to the desert environment.

**3. The application of the new ESLO standards does not achieve significant benefit for protection of the environment and the community:**

- A. Application of a 24' height limitation on this addition does not achieve significant benefit for the environment or the community. The existing house was designed and complies under the previous guidelines. The existing house roof height is EL 2679 plus a screen wall back from the roof edge of 3' high. The design of the addition must blend into the existing in scale and elevation. The proposed roof height would fall under the 30' previous limit at EL 2676 plus screen wall of 3'. The screen wall on the existing and the proposed addition hides vents and fans, plus allows a raised ceiling feature in the Master Bedroom (& Great Room in the existing)
- B. This design solution for concealing the garage doors, creating a car court adds to the overall esthetics of the design.
- C. This design concept clearly appears to be planned from the beginning and blends and melds with the existing house as well as the landscape.

**4. The requested exception is in conformance with a previously adopted version of the ESL Ordinance.**

A. The design is in conformance with the "Approved Environmentally Sensitive Lands Ordinance dated February 19, 1991. Reference Section 7.854 (A) (1) (b): "The maximum building height in the Hillside Landform shall be the height prescribed by the underlying district or 30', whichever is lower,"